

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

In Re:  
KOSTAS ROUSTAS and STELLA  
ROUSTAS

Case No.: 17-22778  
Chapter: 11  
Judge: Jerold N. Poslusny Jr.

**NOTICE OF PROPOSED PRIVATE SALE**

Kostas and Stella Roustas, Debtor, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: Bankruptcy Court Clerk  
P.O. Box 2067  
Camden, NJ 08107-2067

If an objection is filed, a hearing will be held before the Honorable Jerold N. Poslunsny, Jr. on March 5, 2019 at 10 a.m. at the United States Bankruptcy Court, courtroom no. 4C, US Court House, 401 Market St., Camden, NJ. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: All real property owned by the Debtors located at 1170 Route 73, Mount Laurel, New Jersey, Block 1306.01, Lots 15, 16-19 and 28-32 and 1148 Route 73, Mount Laurel, New Jersey Block 1306.01, Lots 14.

Proposed Purchaser: KARISTA CORP.

Sale price: \$2,000,000.00

☐ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional:

Amount to be paid:

Services rendered:

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Dino S, Mantzas, Esquire

Address: 701 Route 73 N. Suite 1, Marlton, NJ 08053

Telephone No.: (856) 988-0033

## Imaged Certificate of Notice Page 3 of 4

United States Bankruptcy Court  
District of New JerseyIn re:  
Kostas Roustas  
Stella Roustas  
DebtorsCase No. 17-22778-JNP  
Chapter 11

## CERTIFICATE OF NOTICE

District/off: 0312-1

User: admin  
Form ID: pdf905Page 1 of 2  
Total Noticed: 39

Date Rcvd: Feb 04, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 06, 2019.

db/jdb +Kostas Roustas, Stella Roustas, 49 Oak Ridge Drive, Voorhees, NJ 08043-1537  
cr ACAR Leasing Ltd. dba GM Financial Leasing, 400 Embarcadero Dr., Arlington, TX 76014  
acc +Markovitz, Starkman & Company, LLC., 457 Haddonfield Road, Cherry Hill, NJ 08002-2220  
cr +The First National Bank of Elmer, Saldutti Law Group, c/o Rebecca K. McDowell,  
800 N. Kings Hwy, Ste 300, Cherry Hill Township, NJ 08034-1511  
516897478 +2602 Route 130 LLC, 2602 Route 130, Cinnaminson, NJ 08077-3017  
516946636 +ACAR Leasing Ltd, d/b/a GM Financial Leasing, PO Box 183853, Arlington, TX 76096-3853  
516897480 +Chase Sapphire, PO Box 15298, Wilmington, DE 19850-5298  
516897483 +Checker Management, 22-10 Jackson Avenue, New York, NY 10002-6679  
516897484 +Christopher D. Palmieri,, Esquire, 300 Garden City Plaza, Garden City, NY 11530-3302  
516897486 +First National Bank of Elmer, PO Box 980, Elmer, NJ 08318-0980  
516897487 +KLB Jersey LLC, 2602 Route 130, Cinnaminson, NJ 08077-3017  
516897481 +KLB Sage Diner, Inc., 1170 Route 73, Mount Laurel, NJ 08054-5112  
516897491 +Melrose Credit Union, 139-30 Queens Boulevard, Briarwood, NY 11435-2926  
516897492 +Republic Bank, Two Liberty Place, 50 S. 16th Street, Suite 2400,  
Philadelphia, PA 19102-2526  
517089871 +Republic First Bank, Dinsmore & Shohl, LLP, 1800 JFK Blvd. Suite 1000,  
Philadelphia PA 19103-7422  
516897493 +Richard M. Berman, Esquire, Dinsmore & Shohl, LLP, 1800 Jfk Boulevard, Suite 1000,  
Philadelphia, PA 19103-7422  
516897494 +Rose Commercial Real Estate, 12000 Lincoln Dr W Ste 111, Marlton, NJ 08053-3401  
516897495 +S&P Development Corp., 111 Presidential Boulevard, Suite 209, Bala Cynwyd, PA 19004-1013  
517603902 ++STATE OF NEW JERSEY, DIVISION OF TAXATION BANKRUPTCY UNIT, PO BOX 245,  
TRENTON NJ 08646-0245  
(address filed with court: State of New Jersey, Department of Treasury,  
Division of Taxation, PO BOX 245, Trenton NJ 08695-0245)  
516897496 +Saldutti Law Group, 800 N. Kings Highway, Suite, 300, Cherry Hill, NJ 08034-1511  
516897498 +TD Bank, 1701 Marlton Pike E., Marlton, NJ 08053  
517038636 +TD Bank NA, Richard J Tracy III Esq, 30 Montgomery Street Suite 1205,  
Jersey City NJ 07302-3835  
517028172 +TD Bank, N.A., Payment Processing, PO Box 16029, Lewiston, ME 04243-9507  
516897490 ++TOYOTA MOTOR CREDIT CORPORATION, PO BOX 8026, CEDAR RAPIDS IA 52408-8026  
(address filed with court: Lexus Financial Services, PO Box 8026, Cedar Rapids, IA 52409)  
516914187 +The First National Bank of Elmer, Saldutti Law Group, 800 N. Kings Highway, Suite 300,  
Cherry Hill, NJ 08034-1511  
516897482 +Township of Mount Laurel, 100 Mount Laurel Road, Mount Laurel, NJ 08054-1507  
516983869 +Toyota Lease Trust, c/o Toyota Motor Credit Corporation, PO Box 9013,  
Addison, Texas 75001-9013  
516988979 +Toyota Motor Credit Corporation, PO Box 9013, Addison, Texas 75001-9013  
517001053 +++US Bank Cust for PC 4 & CRDTRS, Gary C. Zeitz, LLC, 1101 Laurel Oak Road, Suite 170,  
Voorhees NJ 08043-4381  
516897500 +US Small Business Adm., Commercial Loan Servicing, 2120 Riverfront Dr, Ste 100,  
Little Rock, AR 72202-1794

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

smg E-mail/Text: cio.bncmail@irs.gov Feb 04 2019 23:50:38 Dist Dir of IRS,  
Insolvency Function, PO Box 724, Springfield, NJ 07081-0724  
smg E-mail/Text: usanj.njbankr@usdoj.gov Feb 04 2019 23:51:13 U.S. Attorney, 970 Broad St.,  
Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534  
smg +E-mail/Text: ustpreion03.ne.ecf@usdoj.gov Feb 04 2019 23:51:11 United States Trustee,  
Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100,  
Newark, NJ 07102-5235  
516996833 E-mail/PDF: AIS.cocard.ebn@americaninfosource.com Feb 04 2019 23:58:09  
Capital One Bank (USA), N.A., PO Box 71083, Charlotte, NC 28272-1083  
516897485 +E-mail/Text: mrdiscen@discover.com Feb 04 2019 23:50:22 Discover, PO Box 30421,  
Salt Lake City, UT 84130-0421  
516928267 E-mail/Text: mrdiscen@discover.com Feb 04 2019 23:50:22 Discover Bank,  
Discover Products Inc, PO Box 3025, New Albany, OH 43054-3025  
517156299 +E-mail/PDF: acg.acg.ebn@americaninfosource.com Feb 04 2019 23:58:12 Sierra Auto Finance LLC,  
P.O. Box 165028, Irving TX 75016-5028  
516897497 E-mail/Text: bankruptcy@td.com Feb 04 2019 23:51:15 TD Bank, 1701 Marlton Pike E.,  
Cherry Hill, NJ 08034  
517138927 E-mail/Text: bankruptcy@td.com Feb 04 2019 23:51:15 TD Bank, N.A.,  
c/o Schiller Knapp Lefkowitz & Hertz L, 70 Gray Road, Falmouth, ME 04105

TOTAL: 9

\*\*\*\*\* BYPASSED RECIPIENTS (undeliverable, \* duplicate) \*\*\*\*\*

517140520 MTAG Custodian for FIG Capital Investments NJ13,LL, PO Box 54472, New Orleans, Louisiana 70

District/off: 0312-1

User: admin  
Form ID: pdf905

Page 2 of 2  
Total Noticed: 39

Date Rcvd: Feb 04, 2019

cr\* +Republic Bank, Two Liberty Place, 50 S. 16th Street, Suite 2400,  
Philadelphia, PA 19102-2526  
516897479\* +2602 Route 130, LLC, 2602 Route 130, Cinnaminson, NJ 08077-3017  
516952646\* +Department of Treasury, Internal Revenue Service, P O Box 7346,  
Philadelphia, PA 19101-7346  
516897488\* +KLB Jersey, LLC, 2602 Route 130, Cinnaminson, NJ 08077-3017  
516897489\* +KLB Sage Diner, Inc., 1170 Route 73, Mount Laurel, NJ 08054-5112  
517156275\* +Melrose Credit Union, 139-30 Queens Boulevard, Briarwood, NY 11435-2926  
516897499\* ++TOYOTA MOTOR CREDIT CORPORATION, PO BOX 8026, CEDAR RAPIDS IA 52408-8026  
(address filed with court: Toyota Financial Services, PO Box 8026, Cedar Rapids, IA 52409)  
TOTALS: 1, \* 7, ## 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '++' were redirected to the recipient's preferred mailing address  
pursuant to 11 U.S.C. 342(f)/Fed.R.Bank.PR.2002(g)(4).

Addresses marked '+++' were transmitted to the recipient's preferred mailing address  
pursuant to 11 U.S.C. 342(e).

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Feb 06, 2019

Signature: /s/Joseph Speetjens

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## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 4, 2019 at the address(es) listed below:

Denise E. Carlon on behalf of Creditor Toyota Lease Trust dcarlon@kmlawgroup.com,  
bkgroup@kmlawgroup.com  
Dino S. Mantzas on behalf of Joint Debtor Stella Roustas dino@dmantzaslaw.com  
Dino S. Mantzas on behalf of Debtor Kostas Roustas dino@dmantzaslaw.com  
Jeffrey M. Sponder on behalf of U.S. Trustee U.S. Trustee jeffrey.m.sponder@usdoj.gov,  
jeffrey.m.sponder@usdoj.gov  
John R. Morton, Jr. on behalf of Creditor ACAR Leasing Ltd. dba GM Financial Leasing  
ecfmail@mortoncraig.com, mortoncraigcf@gmail.com  
Kevin Gordon McDonald on behalf of Creditor Toyota Lease Trust kmcdonald@blankrome.com,  
bkgroup@kmlawgroup.com  
Linda S. Fossi on behalf of Creditor US Bank Cust for PC 4 & CRDTRS lfossi@zeitlawfirm.com,  
gzeit@zeitlawfirm.com;cdillon@zeitlawfirm.com;rzeit@zeitlawfirm.com  
Rebecca K. McDowell on behalf of Creditor The First National Bank of Elmer  
rmcdowell@slgcollect.com  
Richard M. Berman on behalf of Creditor Republic Bank richard.berman@dinsmore.com  
Timothy R. Wheeler on behalf of Creditor Melrose Credit Union timothy.wheeler@wilsonelser.com,  
sheyla.ibazeta@wilsonelser.com  
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov  
William F. Saldutti, III on behalf of Creditor The First National Bank of Elmer  
wsaldutti@slgcollect.com, cflannery@slgcollect.com

TOTAL: 12